



Planning Board

100 PECK STREET
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To: The Planning Board
From: John P. Hansen Jr., AICP, Town Planner
Date: August 30, 2010

DEFINITIVE PLAN REVIEW Farmland Estates – Plat 16, Lot(s) 52 & 53

Summary: The applicant has submitted an Application for Approval of Definitive Plan. Action is required at the 7/27/10 meeting or continuance form must be signed by the applicant or applicant's agent.

Findings of Fact:

Existing Conditions

- Lots 52 & 53 each have a single-family dwelling on them and are located on Lincoln Street. The majority of the site is a grassed field, with wooded wetlands located at the rear of the property. The property is in an R-2 Zoning District.

Proposal:

- Create 11 house lots, in addition to the two existing lots, on an 825' public road (Rose Ann Court), 24' wide within a 50' ROW.
- Individual septic systems and public water will service the lots.
- Proposed drainage swale consists of a water quality swale that will discharge into the wetlands at the rear of the property. An easement is proposed on lots 6 & 7 for this swale. Two Drainage Infiltration structures proposed to handle post-development runoff on lot 3; Recharge structures proposed to handle roof runoff for each dwelling.
- Sidewalk proposed along one side of street; Future tie-in to Plat 16, lot 3 for access proposed; Split rail fence proposed along rear of lots 8 & 9 to demarcate limit of disturbance adjacent to wetland buffer.

Waivers Granted:

- 7.2.4.1 of 825' dead street length; The length of permanent dead-end streets shall not exceed the frontage that would allow for a maximum of six (6) lots having the minimum frontage permitted under zoning along each side of the street. The minimum frontage in an R-2 Zoning District is 120', 6 lots x 120' = 720' of maximum length for a dead street on this site.
- 8.7 of Sidewalks proposed along one side of street.
- 5.3.17.5 of Waterlines on north and west side of street

Recommendations:

DiPrete has approved the latest revised plans. Therefore, the Planning Department recommends approval of this Definitive Subdivision subject to the following conditions:

1. That an engineer certify to a reasonable degree of engineering certainty that all grading on house lots within the subdivision be done substantially in compliance with the approved plans. Said certification shall be provided in writing to the Planning Department as initial building permits are sought for the individual house lots.
2. That a description of the recharge areas for each individual lot be included on the deeds of each lot. A copy of said description and a detail of the recharge area shall be forwarded to the Planning Department prior to recording of the subdivision.
3. That the split rail fence is constructed by the developer prior to the binder course application and a description of said fence is included on the deeds of each lot. A copy of said description shall be forwarded to the Planning Department prior to recording of the subdivision.
4. That final homeowner's association and drainage easement documents are approved by the Town Planner and are recorded with the subdivision and then forwarded to the Planning Department.
5. That a detail of the guard rail to be constructed along the headwall of the proposed forebay is forwarded to the Planning Department prior to recording of the subdivision.